

# Marina Village Homesite B1-14



**Baker's Bay**  
GOLF & OCEAN CLUB





**Baker's Bay**  
GOLF & OCEAN CLUB

GUMELEMI CAY  
PRIVATE ISLAND ESTATE



**BEACH CLUB**

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dune Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club

**BEACH CLUB COTTAGES**

WHALE'S TAIL  
ESTATE LOTS

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

**GOLF COURSE**

- Practice Range
- Short Game Area
- Pro Shop

**SUNSET PARK**

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavillion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



Homesite B1-14

BAKER'S BAY MARINA VILLAGE

- 109 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION STUDY

SAND FLATS

Marsh Harbour

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

DIAMOND POINT

SETTLEMENT

*via Bonnaventure  
innouso bellegrade*



SHELL ISLAND

Marina Village homesite B1-14 is an Atlantic Ocean estate sized lot located between our Marina Village and East Village neighborhoods. This homesite features over 100 ft of beach frontage, northeast orientation with sunrise views and panoramas over the lively blue waters of the Atlantic Ocean. Just steps from our village fitness center, pool, Conch Shack bar, and Market restaurant, this is the ideal property for those seeking a private beachfront estate, but still be close to the amenities and social environment of the marina. This lot also comes with home plans perfect for this Atlantic Ocean lot.

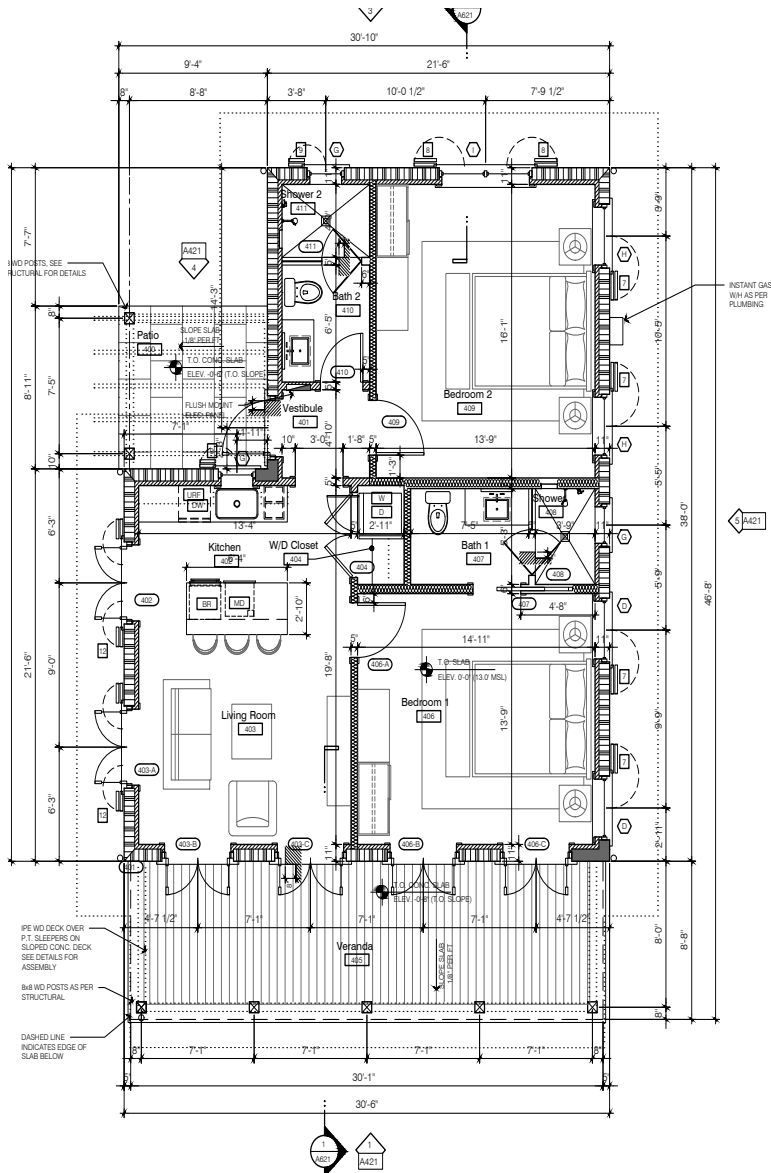
Land Area	33,831 sf   .78 acres
Beach Frontage	103'
Depth of Lot	287'
Views	Sea of Abaco



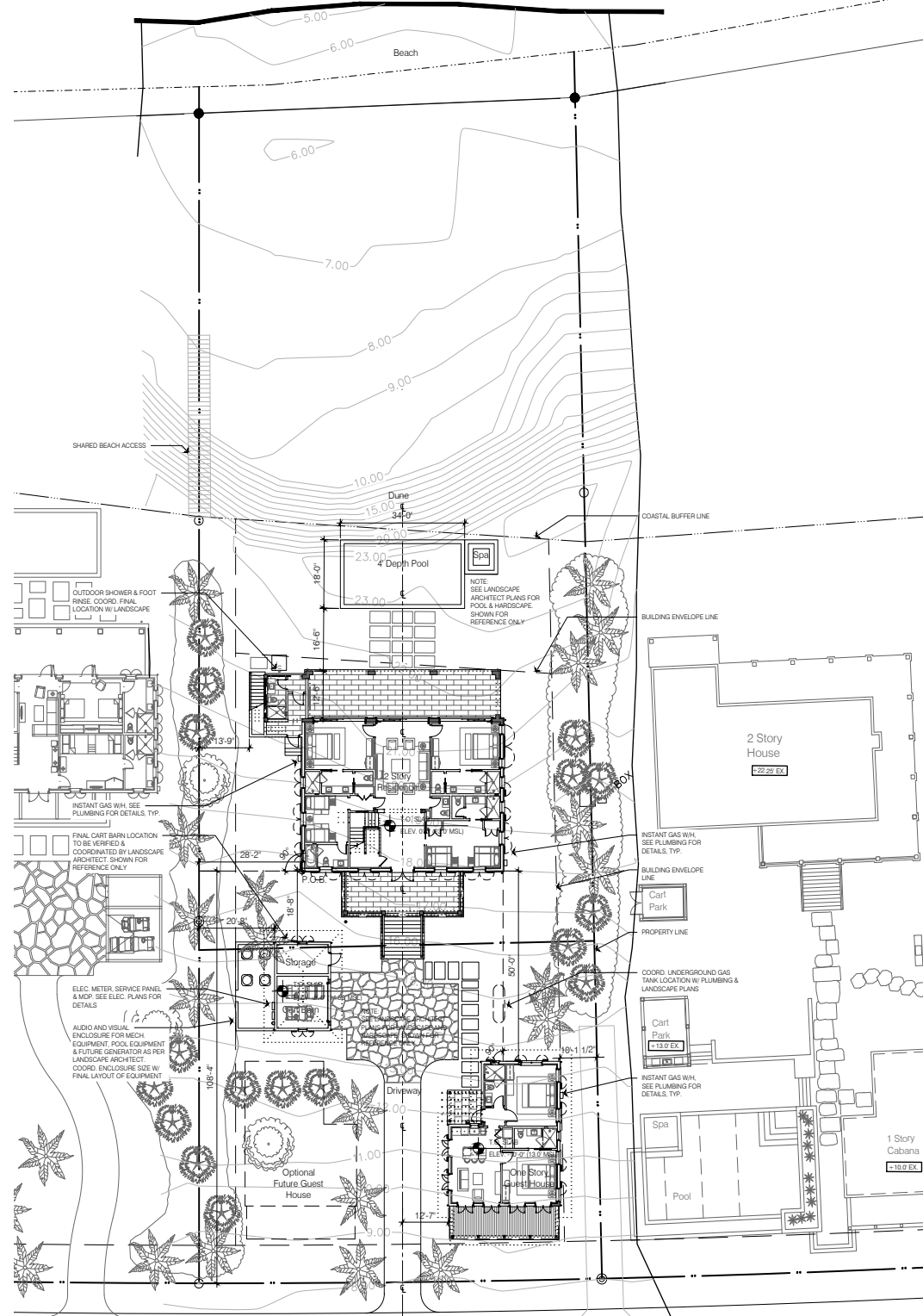
# Marina Village Homesite B1-14



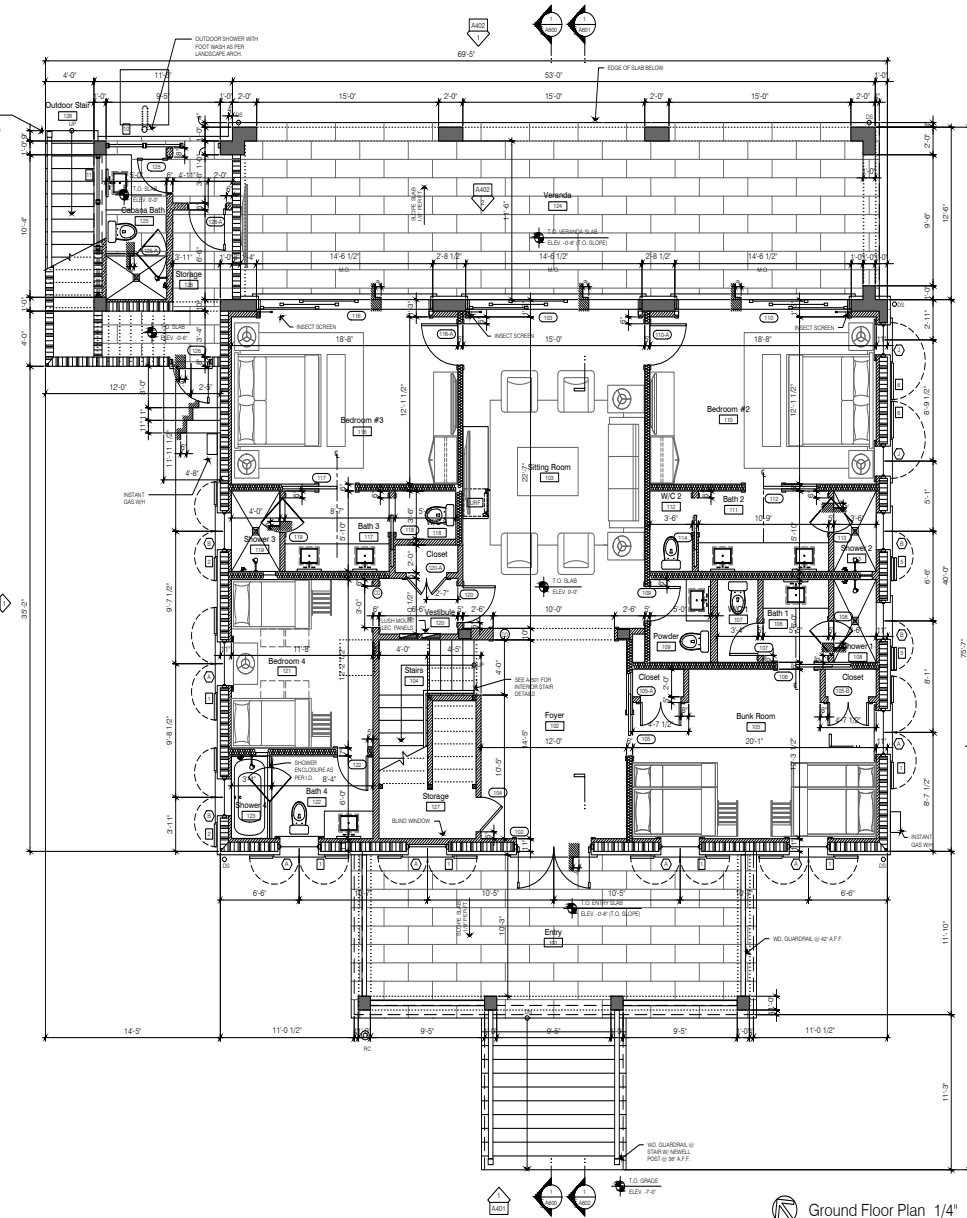
# B1-14 Approved Plans Cabana Floorplan/Land Layout



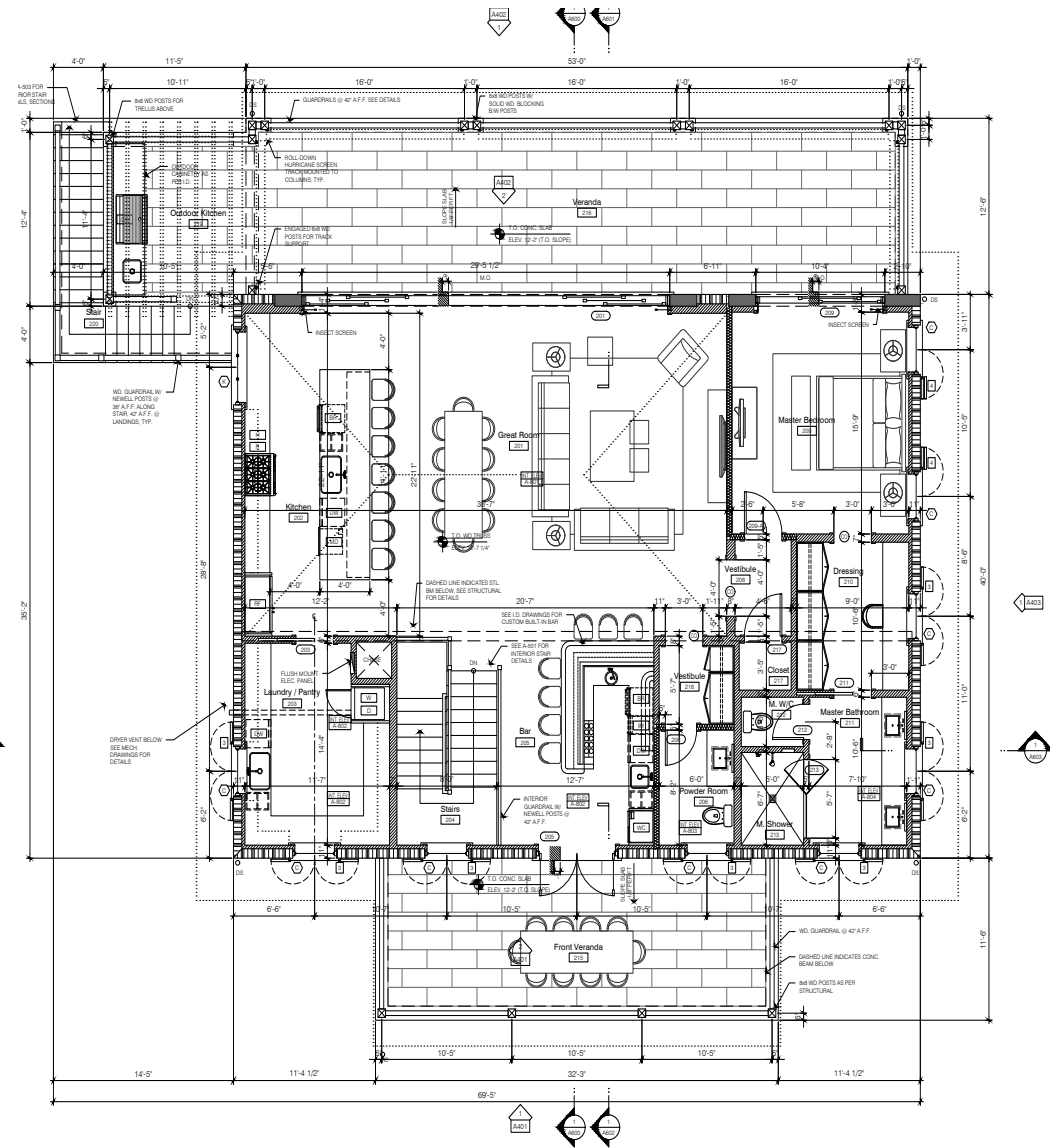
Cabana Floor Plan 1/4"



# B1-14 Approved Plans First & Second Floorplan



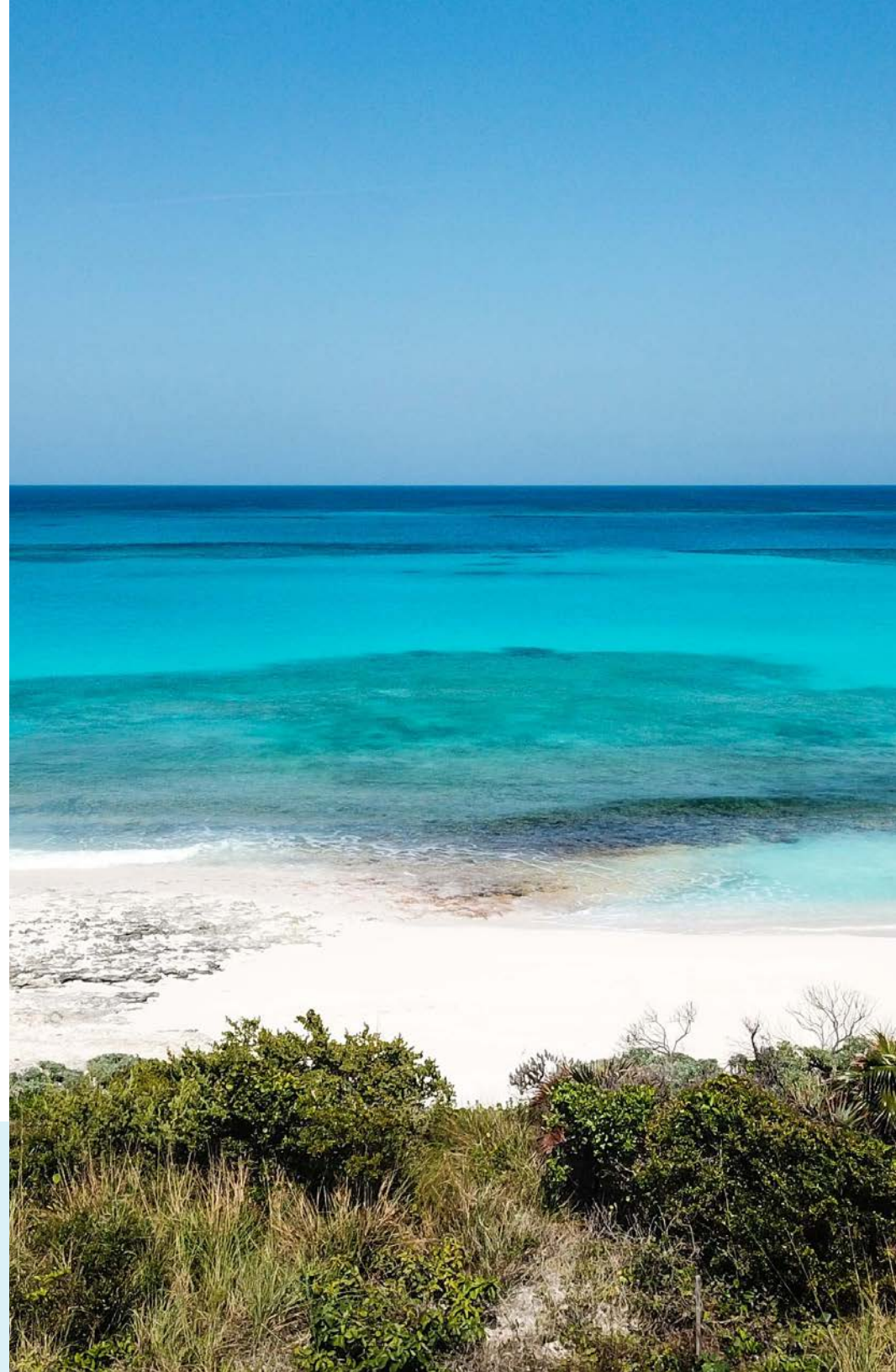
Ground Floor Plan 1/4"



Second Floor Plan 1/4"

## Cost Breakdown

Marina Village Estate Homesite B1-14	\$4,050,000
VAT on Sales Price (5%)	\$202,500
Attorney Fee (0.5% of Purchase Price)	\$20,250
VAT on Attorney Fee (10%)	\$2,025
Club Membership Initiation	\$250,000
<hr/>	
Total Initial Costs	\$4,524,775
2024 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
<hr/>	
2024 Total Annual Costs	\$124,385





Baker's Bay Golf & Ocean Club Great Guana Cay, The Abacos, The Bahamas

For more information on specific listings, home packages, or club membership, please contact the Baker's Bay sales office.

Email: [info@bakersbayclub.com](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)